

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱 Name of Phase of the Development	飛揚第1期 Grand Jeté Phase 1	期數 (如有) Phase No. (if any)	第一期 Phase 1
發展項目期數位置 Location of Phase of the Development	青山公路大欖段170號* 170 Castle Peak Road, Tai Lam*		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			400

印製日期 Date of Printing	價單編號 Number of Price List
25/10/22	7

修改價單(如有)

Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
30/12/22	7A	
25/2/23	7B	
12/4/23	7C	✓

* 此臨時門牌號數有待發展項目建成時確認。

The provisional street number is subject to confirmation when the Development is completed.

Price List No. 7C

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)																
													空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	3樓 3/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,284,000 \$4,867,000	201,780 (18,738) 185,856 (17,259)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	5樓 5/F	A	66.183 (712) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,308,000 \$10,838,000	170,860 (15,882) 163,758 (15,222)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	5樓 5/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,295,000 \$4,877,000	202,200 (18,777) 186,237 (17,294)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	6樓 6/F	A	66.183 (712) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,388,000 \$10,916,000	172,068 (15,994) 164,937 (15,331)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	6樓 6/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,306,000 \$4,887,000	202,620 (18,816) 186,619 (17,330)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	7樓 7/F	A	66.183 (712) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$11,411,000 \$11,009,000	172,416 (16,027) 166,342 (15,462)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	7樓 7/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,343,000 \$4,922,000	204,033 (18,947) 187,956 (17,454)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

Price List No. 7C

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)																
													空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	17樓 17/F	A	66.183 (712) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,053,000 \$11,702,000	182,116 (16,928) 176,813 (16,435)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	17樓 17/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,502,000	210,104 (19,511)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	18樓 18/F	A	66.183 (712) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,076,000 \$11,724,000	182,464 (16,961) 177,145 (16,466)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	18樓 18/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,541,000	211,594 (19,649)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	19樓 19/F	A	66.183 (712) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,137,000 \$11,784,000	183,385 (17,046) 178,052 (16,551)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	19樓 19/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,568,000	212,625 (19,745)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	20樓 20/F	A	66.183 (712) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,198,000	184,307 (17,132)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	20樓 20/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,624,000	214,763 (19,943)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	21樓 21/F	A	66.183 (712) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,259,000 \$11,902,000	185,229 (17,218) 179,835 (16,716)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
第1座 Tower 1	21樓 21/F	D	26.187 (282) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,652,000	215,832 (20,043)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		

Price List No. 7C

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)																
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)																
													空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	地下 G/F	F	24.433 (263) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,254,000	215,037 (19,977)	---	---	---	10.832 (117)	---	---	---	---	---	---	---	---	---	---	---		
第2座 Tower 2	地下 G/F	G	26.293 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,345,000	203,286 (18,887)	---	---	---	11.652 (125)	---	---	---	---	---	---	---	---	---	---	---		
第2座 Tower 2	地下 G/F	H	24.686 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,351,000	216,763 (20,117)	---	---	---	---	---	---	---	---	---	---	---	---	12.702 (137)	---	---		
第2座 Tower 2	地下 G/F	J	26.413 (284) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,299,000	200,621 (18,658)	---	---	---	---	---	---	---	---	---	---	---	---	---	8.682 (93)	---		
第2座 Tower 2	地下 G/F	K	43.477 (468) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$7,919,000	182,142 (16,921)	---	---	---	---	---	---	---	---	---	---	---	---	---	20.447 (220)	---		

第三部份：其他資料

Part 3 : Other Information

1) 準買家應參閱發展項日期數的售樓說明書，以了解該發展項日期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for information on the Phase of the Development.

2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase-

(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

4) 註：於本第 4 節內，「售價」指本價單第二部份表中所列之售價，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

(i) 支付條款:

Terms of Payment :

(一) 「即供 90」付款計劃 – 照售價減 6%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 95% 成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。

(1) “90 Immediate Mortgage” Payment Plan – 6% discount from the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 95% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 「置易買」建築期付款計劃 – 照售價減 3%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 120 天內繳付。
4. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 180 天內繳付。
5. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 240 天內繳付或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。
6. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 300 天內繳付或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付，以較早者為準。
7. 成交金額 90% 成交金額餘款於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。

(2) “Easy Purchase” Regular Payment Plan – 3% discount from the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 1% of the Transaction Price being the Further Deposit shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 1% of the Transaction Price being the Further Deposit shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.
5. 1% of the Transaction Price being the Further Deposit shall be paid within 240 days after the Purchaser signs the preliminary agreement for sale and purchase or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is earlier.
6. 1% of the Transaction Price being the Further Deposit shall be paid within 300 days after the Purchaser signs the preliminary agreement for sale and purchase or shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is earlier.
7. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

4)(ii) 售價獲得折扣基礎: The basis on which any discount on the price is available:

- (a) 見 4(i) (如有)。

See 4(i) (If any).

(b) 「置業快快趣」限時優惠

於 2023 年 5 月 31 日或之前簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3% 折扣。

Preferential Benefit

An extra 3% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list on or before 31 May 2023.

(c) 「置業易」稅務優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3% 折扣。

Stamp Duty Benefit

An extra 3% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(d) 「置愛飛揚」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 6% 折扣。

“Grand Jeté” Benefit

An extra 6% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

4)(iii) 可就購買發展項目期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益:

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase of the Development:

(a) 「租金津貼現金回贈」優惠 (只適用於「置易買」建築期付款計劃)

如買方依照買賣合約訂定的日期付清所有加付訂金、部分樓款及成交金額餘款，可獲賣方送出成交金額 1.5% 之現金回贈。詳情以相關交易文件條款及條件作準。

以賣方代表律師實際收到款項日期計算

“Rental Subsidy Cash Rebate” Benefit (Only applicable to “Easy Purchase” Regular Payment Plan)

A cash rebate of 1.5% of Transaction Price will be provided to the Purchaser if the Purchaser settles all further deposits, part payments and the remaining balance of the Transaction Price in accordance to the payment dates stipulated in the agreement for sale and purchase. Details are subject to the terms and conditions of the relevant transaction documents.

subject to the actual date of payment(s) received by Vendor’s solicitors

(b) 「車位認購」優惠

受制於合約，買方簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目期數其他已發出或將發出之價單內)，每購買一個該等指定住宅物業可優先認購一個發展項目期數住客停車位(售價及詳情將由賣方全權及絕對酌情決定，並容後公佈)。詳情以相關交易文件條款及條件作準。

第 1 座之 A 單位；

第 2 座之 E 單位。

不設 4 樓、13 樓、14 樓及 I 單位。

“Carpark Purchase” Benefit

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Phase of the Development) will have the priority to purchase a residential parking space in the Phase of the Development for each such designated residential property purchased (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). The benefit is subject to the terms and conditions of the relevant transaction documents.

Flat A of Tower 1 ;

Flat E of Tower 2.

4/F, 13/F, 14/F and Flat I are omitted.

4)(iv) 誰人負責支付買賣發展項目期數中的指明住宅物業的有關律師費及印花稅：

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase of the Development:

- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

4)(v) 買方須為就買賣發展項目期數中的指明住宅物業簽立任何文件而支付的費用：

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase of the Development:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭之律師費及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

5) 賣方已委任地產代理在發展項目期數中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase of the Development:

賣方委任的代理：

Agent appointed by the Vendor:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：

Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property Agency Limited

美聯物業代理有限公司 Midland Realty International Limited

利嘉閣地產有限公司 Ricacorp Properties Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees

香港(國際)地產商會有限公司及 其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members

香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members

祥益地產代理有限公司 Many Wells Property Agent Limited

晉誠地產代理有限公司 Earnest Property Agency Limited

建富物業 Kin Fu Realty

迎富地產代理有限公司 Easywin Property Agency Limited

太陽物業香港代理有限公司 Sunrise Property HK Agency Limited

康業物業代理有限公司 Hong Yip Properties Agency Limited

啟勝地產代理有限公司 Kai Shing (Rea) Limited

萬氏置業地產代理有限公司 Man's Property Limited

請注意：任何人可委任任何地產代理在購買發展項目期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase of the Development. Also, that person does not necessarily have to appoint any estate agent.

6) 賣方就發展項目期數指定的互聯網網站的網址為: **www.grandjete.hk**

The address of the website designated by the Vendor for the Phase of the Development is: **www.grandjete.hk**